



CAUGHT WITH CURB APPEAL:
PRESERVING
BUCKROE VA



CHARACTER

The Buckroe Beach area of Hampton was originally settled in the 1600s; however the development that is still visible today began in the late 1800s when the area became a summer destination. It was accessed via a network of small rail lines and trolley cars. At the turn of the 20th century an amusement park was constructed near the beach, which assisted in solidifying the area as a tourist destination. Residential development followed, with the construction of summer cottages.

Soon after World War II the development of the highway system caused a decline in visitors to the neighborhood as other nearby destinations such as Virginia Beach and the Outer Banks became more accessible. In the 1980s, with the opening of King's Dominion and Busch Gardens, the Buckroe Amusement Park also struggled and eventually closed in 1985.

The City of Hampton saw this decline as an opportunity and purchased the land, built a park, and improved the beach. The remainder of the property was land banked for future development.

The character of the neighborhood is informal due to its history as a seasonal destination, rather than a year-round residential neighborhood. Site improvements should reflect this character. Fences should be made of wood. Spaced picket, post and rail, and split rail fences are common in the district and offer a visually open separation between the street and yard.

Driveways are often located at the rear of the home, as they were once accessed by rear alleys. Some of these are still intact and should be utilized if possible. Appropriate access from the street is seen in both traditional driveways made of pervious material, such as gravel, or paved ribbon driveways. Avoid installing parking in the front yard.

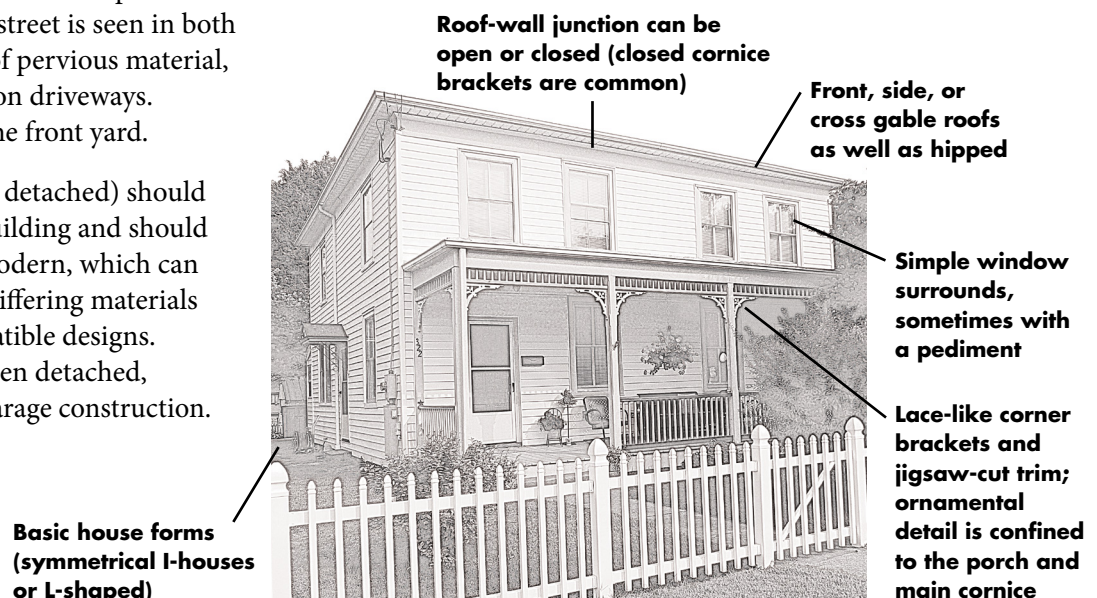
New additions (attached and detached) should be added at the rear of the building and should be clearly differentiated as modern, which can be achieved with the use of differing materials and contemporary yet compatible designs. Garages in the district are often detached, setting a precedent for new garage construction.

HOUSING TYPES & CHARACTERISTICS

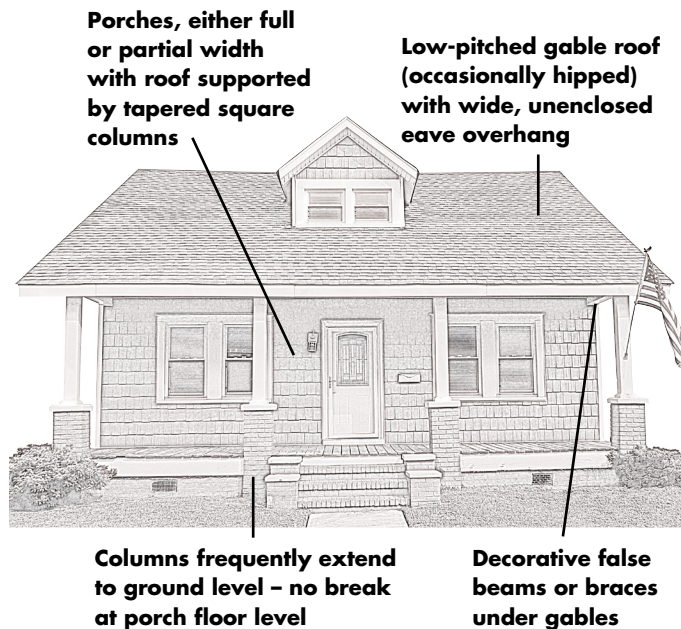
The predominant housing types in Buckroe Beach are a combination of simplistic vernacular variations of Colonial Revival and Craftsman styles, as well as a few older Folk Victorian examples. The majority of homes would be considered bungalows. Many of the older homes were constructed as second, seasonal homes, which is reflected in their simple massing, style, and detailing.

FOLK VICTORIAN

- In Buckroe, these examples are very simplistic and are most often rooted in the Gothic Revival and Queen Anne styles.
- Curb appeal recommendations for Folk Victorian homes include:
 - Retain decorative elements, particularly on porches and porticos. Any elements that are deteriorated should be replaced in kind, including decorative porch accents, cladding material, and roofs.
 - Painted wooden picket fences should be used, rather than the more informal examples provided in the general curb appeal strategy.
 - Retain shape and massing. If additional space is needed, additions can be placed at the rear of the home, but should be differentiated from the original portion of the home through materials and design.



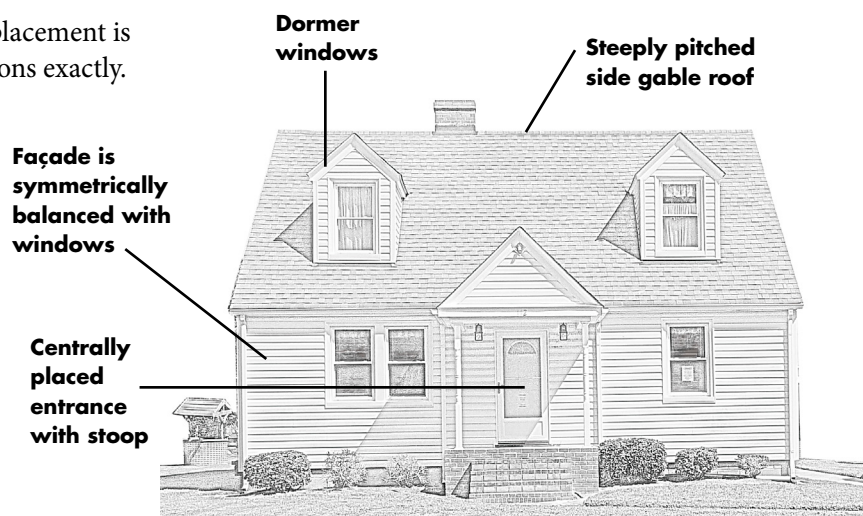
CRAFTSMAN



- Buckroe Craftsman houses are predominantly bungalows, although there are a few foursquare examples in the district. The bungalows are simple, with detailing limited to exposed rafter tails on most examples.
- Curb appeal recommendations for Craftsman homes include:
 - Remove modern coverings from eaves to expose character-defining details, such as shallow profile brackets or exposed rafter tails. Use period-appropriate paint palettes to highlight details (see General Guide for examples and suggestions).
 - Exterior brick elements should remain unpainted in Craftsman examples.
 - Retain original windows as feasible. If replacement is required, match existing window dimensions exactly.
 - Fences should be made of painted or stained wood. Cast iron is not an appropriate fencing material for Craftsman examples. In some cases, small stone walls can be used to separate the front yard from the public sidewalk.

COLONIAL

- Colonial style homes are primarily seen in two modern subsets: the Cape Cod Cottage and Minimal Traditional (more information is provided about these styles in the New Dominion Virginia Architectural Style Guide).
 - Buckroe's Cape Cod Cottages feature both brick and wood or vinyl siding with either a single shed roof dormer or double gabled dormers.
 - Minimal traditional examples in Buckroe are predominantly brick with side gable roofs and offset entrances. Many of these examples were built in groups along the same street and over time have been modified by their owners to differentiate them from one another. Modifications include exterior embellishments, such as paint, shutters or awnings, and landscaping.
- Curb appeal recommendations for Cape Cod Cottages and Minimal Traditional homes include:
 - Use traditional paint colors to personalize your home. Maintain painted exteriors by periodically inspecting for peeling paint and spot repainting as necessary to keep a fresh finish.
 - Avoid altering the character of the façade of the home by placing additions at the rear. This is particularly important for these simplistic modern styles, as they can appear plain. Add visual interest to the site through appropriate landscaping. Keep yards well kept by trimming and pruning regularly.





RESOURCES

Buckroe Master Plan | hampton.gov/documentcenter

Buckroe Bayfront Pattern Book

Virginia Dept of Historic Resources | dhr.virginia.gov

- Style Guides
 - Classic Commonwealth Style Guide (2015)
 - New Dominion Virginia Style Guide (2014)
- List of tradesmen

National Park Service | nps.gov

- Secretary of the Interior's Standards for Rehabilitation
- Preservation Briefs

A Field Guide to American Houses

BUCKROE
HAMPTON VA



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